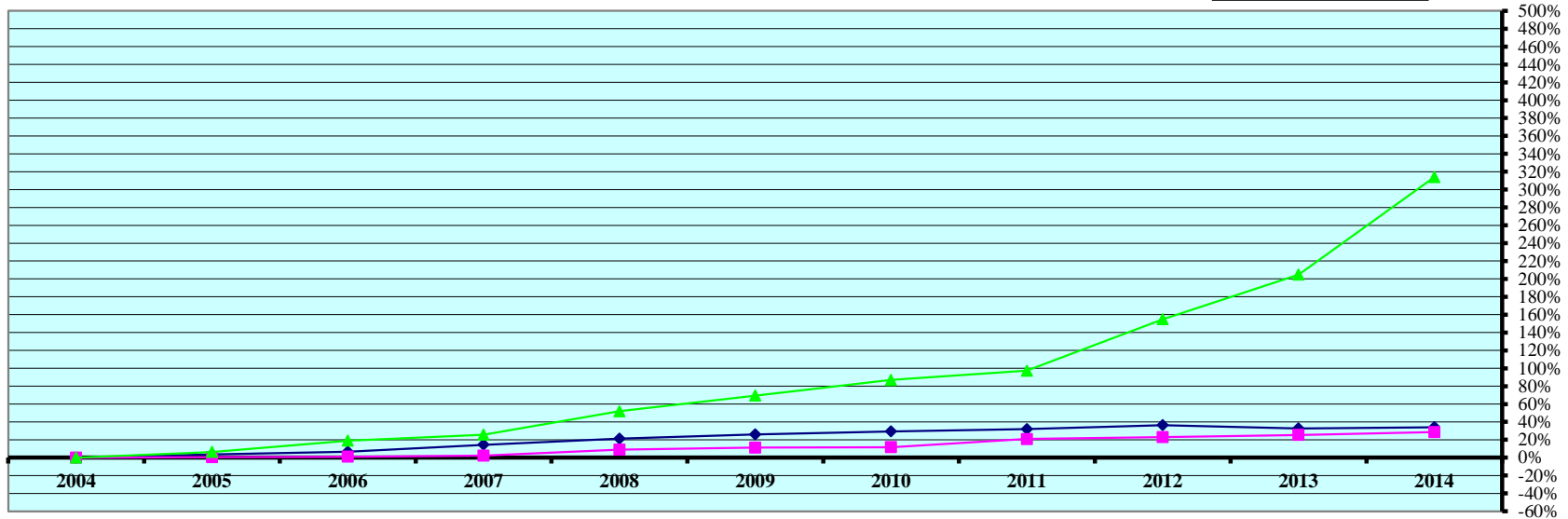


REAL PROPERTY VALUATIONS - Cumulative %Change 2004-2014



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2004	87,756,060	--	--	--	35,666,130	--	--	--	232,798,065	--	--	--
2005	90,937,006	3,180,946	3.62%	3.62%	35,887,445	221,315	0.62%	0.62%	247,423,615	14,625,550	6.28%	6.28%
2006	93,683,965	2,746,959	3.02%	6.75%	36,061,135	173,690	0.48%	1.11%	277,218,335	29,794,720	12.04%	19.08%
2007	100,370,120	6,686,155	7.14%	14.37%	36,481,600	420,465	1.17%	2.29%	292,624,455	15,406,120	5.56%	25.70%
2008	106,450,525	6,080,405	6.06%	21.30%	38,826,040	2,344,440	6.43%	8.86%	353,569,490	60,945,035	20.83%	51.88%
2009	110,576,375	4,125,850	3.88%	26.00%	39,662,649	836,609	2.15%	11.21%	394,555,505	40,986,015	11.59%	69.48%
2010	113,421,300	2,844,925	2.57%	29.25%	39,808,760	146,111	0.37%	11.62%	435,177,090	40,621,585	10.30%	86.93%
2011	115,722,435	2,301,135	2.03%	31.87%	43,083,420	3,274,660	8.23%	20.80%	459,237,725	24,060,635	5.53%	97.27%
2012	119,684,835	3,962,400	3.42%	36.38%	43,870,190	786,770	1.83%	23.00%	593,191,475	133,953,750	29.17%	154.81%
2013	116,475,355	-3,209,480	-2.68%	32.73%	44,690,795	820,605	1.87%	25.30%	709,500,840	116,309,365	19.61%	204.77%
2014	117,627,715	1,152,360	0.99%	34.04%	45,871,540	1,180,745	2.64%	28.61%	963,644,090	254,143,250	35.82%	313.94%

Rate Annual %chg: Residential & Recreational 2.97%

Commercial & Industrial 2.55%

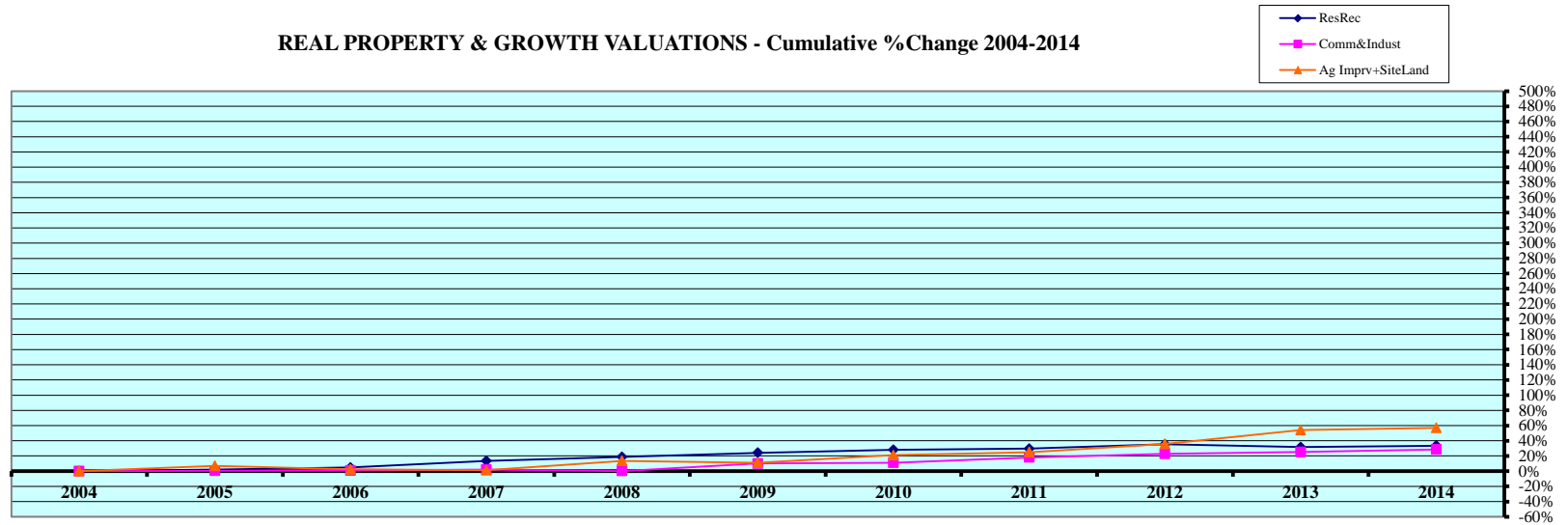
Agricultural Land 15.26%

Cnty# 26
 County DIXON

CHART 1 EXHIBIT 26B Page 1

(1) Residential & Recreational excludes Agric. dwelling & farm home site land. Commercial & Industrial excludes minerals. Agricultural land includes irrigated, dry, grass, waste, & other agland, excludes farm site land.

REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 2004-2014



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾						
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	
2004	87,756,060	1,871,569	2.13%	85,884,491	--	--	35,666,130	546,450	1.53%	35,119,680	--	--	
2005	90,937,006	1,258,675	1.38%	89,678,331	2.19%	2.19%	35,887,445	29,260	0.08%	35,858,185	0.54%	0.54%	
2006	93,683,965	1,696,135	1.81%	91,987,830	1.16%	4.82%	36,061,135	74,630	0.21%	35,986,505	0.28%	0.90%	
2007	100,370,120	835,563	0.83%	99,534,557	6.25%	13.42%	36,481,600	93,115	0.26%	36,388,485	0.91%	2.03%	
2008	106,450,525	2,205,655	2.07%	104,244,870	3.86%	18.79%	38,826,040	3,072,405	7.91%	35,753,635	-2.00%	0.25%	
2009	110,576,375	1,609,187	1.46%	108,967,188	2.36%	24.17%	39,662,649	415,887	1.05%	39,246,762	1.08%	10.04%	
2010	113,421,300	1,022,857	0.90%	112,398,443	1.65%	28.08%	39,808,760	133,460	0.34%	39,675,300	0.03%	11.24%	
2011	115,722,435	2,045,055	1.77%	113,677,380	0.23%	29.54%	43,083,420	996,830	2.31%	42,086,590	5.72%	18.00%	
2012	119,684,835	908,640	0.76%	118,776,195	2.64%	35.35%	43,870,190	97,305	0.22%	43,772,885	1.60%	22.73%	
2013	116,475,355	955,465	0.82%	115,519,890	-3.48%	31.64%	44,690,795	65,610	0.15%	44,625,185	1.72%	25.12%	
2014	117,627,715	471,810	0.40%	117,155,905	0.58%	33.50%	45,871,540	0	0.00%	45,871,540	2.64%	28.61%	
Rate Ann%chg	2.97%			Resid & Rec. w/o growth			2.55%			C & I w/o growth			1.25%

Tax Year	Ag Improvements & Site Land ⁽¹⁾				Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	% growth of value					
2004	31,116,860	11,604,310	42,721,170	444,840	1.04%	42,276,330	--	--	
2005	35,438,915	10,463,384	45,902,299	205,395	0.45%	45,696,904	6.97%	6.97%	
2006	33,835,210	11,632,480	45,467,690	1,730,445	3.81%	43,737,245	-4.72%	2.38%	
2007	33,392,083	12,537,305	45,929,388	2,734,996	5.95%	43,194,392	-5.00%	1.11%	
2008	36,584,890	12,770,515	49,355,405	786,010	1.59%	48,569,395	5.75%	13.69%	
2009	35,170,155	14,584,345	49,754,500	2,226,760	4.48%	47,527,740	-3.70%	11.25%	
2010	37,370,440	15,335,745	52,706,185	958,790	1.82%	51,747,395	4.01%	21.13%	
2011	37,434,850	16,833,055	54,267,905	857,010	1.58%	53,410,895	1.34%	25.02%	
2012	41,255,470	18,511,410	59,766,880	1,799,694	3.01%	57,967,186	6.82%	35.69%	
2013	47,490,360	19,712,345	67,202,705	1,369,230	2.04%	65,833,475	10.15%	54.10%	
2014	47,532,705	20,074,685	67,607,390	566,330	0.84%	67,041,060	-0.24%	56.93%	
Rate Ann%chg	4.33%	5.63%	4.70%	Ag Imprv+Site w/o growth			2.14%		

(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property.

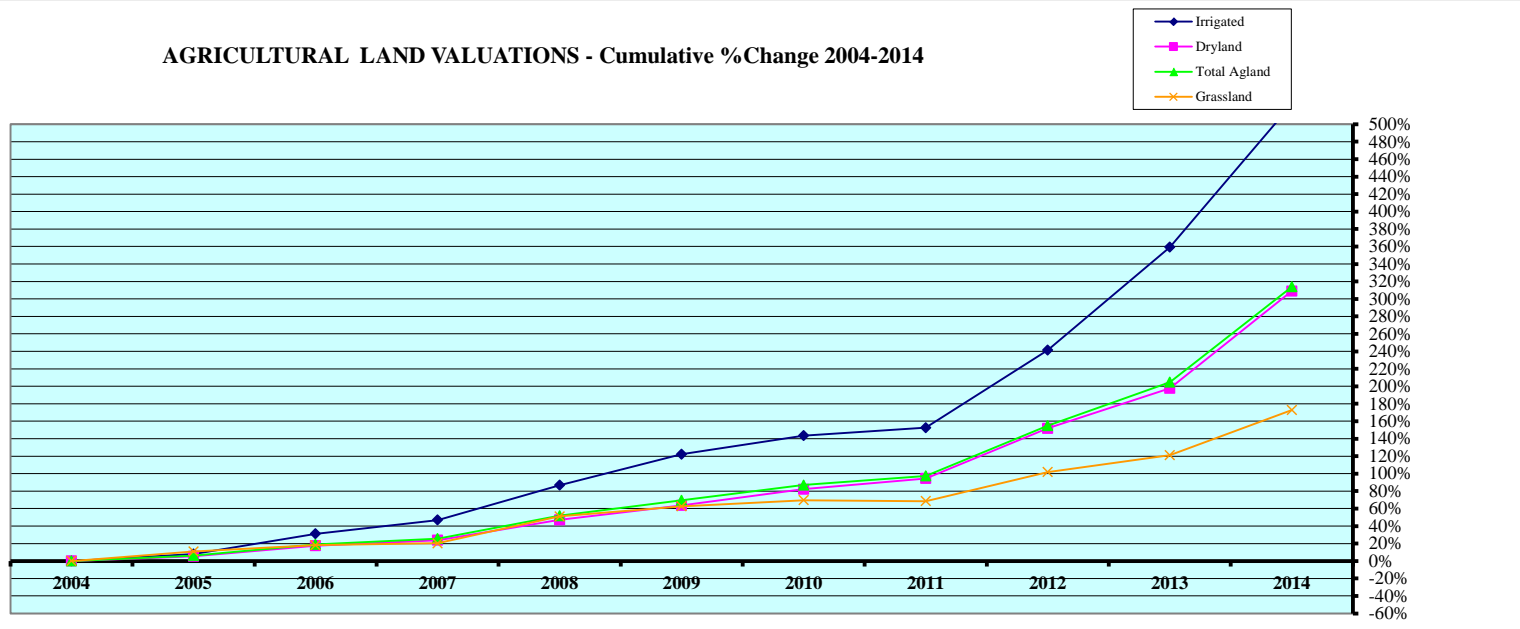
Sources:
Value; 2004 - 2014 CTL
Growth Value; 2004-2014 Abstract of Asmnt Rpt.

NE Dept. of Revenue, Property Assessment Division
Prepared as of 03/01/2015

Cnty# 26
County DIXON

CHART 2

AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2004-2014



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2004	23,640,075	--	--	--	180,793,970	--	--	--	27,930,720	--	--	--
2005	25,517,245	1,877,170	7.94%	7.94%	190,496,100	9,702,130	5.37%	5.37%	30,977,065	3,046,345	10.91%	10.91%
2006	31,016,480	5,499,235	21.55%	31.20%	212,577,185	22,081,085	11.59%	17.58%	32,980,695	2,003,630	6.47%	18.08%
2007	34,735,960	3,719,480	11.99%	46.94%	223,654,670	11,077,485	5.21%	23.71%	33,584,795	604,100	1.83%	20.24%
2008	44,154,225	9,418,265	27.11%	86.78%	265,979,065	42,324,395	18.92%	47.12%	42,188,895	8,604,100	25.62%	51.05%
2009	52,538,955	8,384,730	18.99%	122.25%	295,689,685	29,710,620	11.17%	63.55%	45,410,925	3,222,030	7.64%	62.58%
2010	57,566,215	5,027,260	9.57%	143.51%	329,451,210	33,761,525	11.42%	82.22%	47,387,360	1,976,435	4.35%	69.66%
2011	59,697,730	2,131,515	3.70%	152.53%	351,687,085	22,235,875	6.75%	94.52%	47,072,835	-314,525	-0.66%	68.53%
2012	80,724,930	21,027,200	35.22%	241.47%	455,209,340	103,522,255	29.44%	151.78%	56,365,010	9,292,175	19.74%	101.80%
2013	108,603,060	27,878,130	34.53%	359.40%	538,303,445	83,094,105	18.25%	197.74%	61,752,760	5,387,750	9.56%	121.09%
2014	147,248,735	38,645,675	35.58%	522.88%	739,360,310	201,056,865	37.35%	308.95%	76,195,215	14,442,455	23.39%	172.80%

Rate Ann.%chg: Irrigated **20.07%** Dryland **15.12%** Grassland **10.56%**

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2004	433,300	--	--	--	0	--	--	--	232,798,065	--	--	--
2005	433,205	-95	-0.02%	-0.02%	0	0			247,423,615	14,625,550	6.28%	6.28%
2006	643,975	210,770	48.65%	48.62%	0	0			277,218,335	29,794,720	12.04%	19.08%
2007	649,030	5,055	0.78%	49.79%	0	0			292,624,455	15,406,120	5.56%	25.70%
2008	1,247,305	598,275	92.18%	187.86%	0	0			353,569,490	60,945,035	20.83%	51.88%
2009	915,940	-331,365	-26.57%	111.39%	0	0			394,555,505	40,986,015	11.59%	69.48%
2010	772,305	-143,635	-15.68%	78.24%	0	0			435,177,090	40,621,585	10.30%	86.93%
2011	774,075	1,770	0.23%	78.65%	6,000	6,000			459,237,725	24,060,635	5.53%	97.27%
2012	810,825	36,750	4.75%	87.13%	81,370	75,370	1256.17%		593,191,475	133,953,750	29.17%	154.81%
2013	810,095	-730	-0.09%	86.96%	31,480	-49,890	-61.31%		709,500,840	116,309,365	19.61%	204.77%
2014	808,350	-1,745	-0.22%	86.56%	31,480	0	0.00%		963,644,090	254,143,250	35.82%	313.94%

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County **DIXON**

Rate Ann.%chg: Total Agric Land **15.26%**

AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2004-2014 (from County Abstract Reports)⁽¹⁾

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2004	23,640,075	19,768	1,196			180,791,265	193,195	936			27,930,715	60,302	463		
2005	25,201,225	20,684	1,218	1.88%	1.88%	190,727,145	192,433	991	5.91%	5.91%	31,012,620	60,162	515	11.29%	11.29%
2006	31,016,485	23,334	1,329	9.10%	11.15%	212,541,615	190,925	1,113	12.32%	18.96%	33,016,825	59,067	559	8.44%	20.68%
2007	34,566,955	24,273	1,424	7.13%	19.08%	224,035,255	190,174	1,178	5.82%	25.89%	33,657,710	58,881	572	2.26%	23.41%
2008	43,489,710	25,713	1,691	18.77%	41.43%	266,530,085	189,801	1,404	19.20%	50.06%	42,217,365	57,571	733	28.29%	58.32%
2009	52,242,180	27,232	1,918	13.42%	60.42%	295,976,830	190,965	1,550	10.37%	65.62%	45,391,460	56,656	801	9.25%	72.97%
2010	57,121,520	27,831	2,052	6.99%	71.62%	329,921,290	190,857	1,729	11.53%	84.72%	47,388,550	56,937	832	3.89%	79.69%
2011	60,973,590	28,461	2,142	4.38%	79.14%	352,482,045	190,809	1,847	6.86%	97.40%	47,364,630	56,396	840	0.91%	81.33%
2012	80,882,350	28,309	2,857	33.36%	138.91%	455,114,065	190,037	2,395	29.64%	155.92%	56,548,635	55,569	1,018	21.17%	119.71%
2013	104,010,380	29,222	3,559	24.58%	197.63%	539,019,355	190,631	2,828	18.07%	202.15%	63,154,340	53,978	1,170	14.97%	152.60%
2014	145,847,300	30,408	4,796	34.76%	301.07%	740,856,080	191,165	3,875	37.06%	314.14%	76,244,270	52,443	1,454	24.26%	213.89%

Rate Annual %chg Average Value/Acre: 14.90%

15.27%

12.12%

Tax Year	WASTE LAND ⁽²⁾					OTHER AGLAND ⁽²⁾					TOTAL AGRICULTURAL LAND ⁽¹⁾				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2004	433,510	9,765	44			0	0				232,795,565	283,029	823		
2005	433,205	9,759	44	-0.01%	-0.01%	0	0				247,374,195	283,038	874	6.26%	6.26%
2006	643,980	9,732	66	49.07%	49.05%	0	0				277,218,905	283,057	979	12.06%	19.07%
2007	651,805	9,667	67	1.90%	51.88%	0	0				292,911,725	282,994	1,035	5.68%	25.84%
2008	1,248,285	9,619	130	92.46%	192.32%	0	0				353,485,445	282,703	1,250	20.80%	52.02%
2009	920,470	7,805	118	-9.12%	165.66%	0	0				394,530,940	282,658	1,396	11.63%	69.70%
2010	772,780	7,150	108	-8.36%	143.45%	0	0				435,204,140	282,775	1,539	10.26%	87.11%
2011	804,075	7,013	115	6.09%	158.27%	0	0				461,624,340	282,678	1,633	6.11%	98.54%
2012	812,840	7,011	116	1.11%	161.14%	0	0				593,357,890	280,926	2,112	29.34%	156.79%
2013	810,300	7,165	113	-2.45%	154.73%	0	0				706,994,375	280,996	2,516	19.12%	205.89%
2014	808,605	7,156	113	-0.08%	154.53%	0	0				963,756,255	281,171	3,428	36.23%	316.73%

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DIXON

Rate Annual %chg Average Value/Acre: 15.34%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2004 - 2014 County Abstract Reports
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2015

2014 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
6,000	DIXON	58,262,298	2,497,527	4,975,520	116,395,630	18,486,885	27,384,655	1,232,085	963,644,090	47,532,705	20,074,685	0	1,260,486,080
cnty.sector.value % of total value:		4.62%	0.20%	0.39%	9.23%	1.47%	2.17%	0.10%	76.45%	3.77%	1.59%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
377	ALLEN	412,486	38,636	174,009	9,232,640	720,955	0	0	112,395	0	61,230	0	10,752,351
6.28%	%sector of county sector	0.71%	1.55%	3.50%	7.93%	3.90%			0.01%		0.31%		0.85%
	%sector of municipality	3.84%	0.36%	1.62%	85.87%	6.71%			1.05%		0.57%		100.00%
166	CONCORD	7,402	0	0	2,884,085	41,565	0	0	0	0	0	0	2,933,052
2.77%	%sector of county sector	0.01%			2.48%	0.22%							0.23%
	%sector of municipality	0.25%			98.33%	1.42%							100.00%
87	DIXON	409,532	0	0	1,490,450	1,107,095	0	0	0	0	0	0	3,007,077
1.45%	%sector of county sector	0.70%			1.28%	5.99%							0.24%
	%sector of municipality	13.62%			49.56%	36.82%							100.00%
840	EMERSON	82,895	152,612	25,820	8,307,860	1,103,890	0	0	39,860	0	0	0	9,712,937
14.00%	%sector of county sector	0.14%	6.11%	0.52%	7.14%	5.97%			0.00%				0.77%
	%sector of municipality	0.85%	1.57%	0.27%	85.53%	11.37%			0.41%				100.00%
94	MARTINSBURG	189,612	311	99	1,771,770	65,685	0	0	0	0	0	0	2,027,477
1.57%	%sector of county sector	0.33%	0.01%	0.00%	1.52%	0.36%							0.16%
	%sector of municipality	9.35%	0.02%	0.00%	87.39%	3.24%							100.00%
76	MASKELL	114,733	0	0	1,234,005	186,480	0	0	125,415	90,430	2,935	0	1,753,998
1.27%	%sector of county sector	0.20%			1.06%	1.01%			0.01%	0.19%	0.01%		0.14%
	%sector of municipality	6.54%			70.35%	10.63%			7.15%	5.16%	0.17%		100.00%
325	NEWCASTLE	485,560	0	0	6,377,795	599,760	0	0	0	0	0	0	7,463,115
5.42%	%sector of county sector	0.83%			5.48%	3.24%							0.59%
	%sector of municipality	6.51%			85.46%	8.04%							100.00%
961	PONCA	369,438	186,782	11,206	26,416,495	3,256,065	0	0	1,100	0	12,015	0	30,253,101
16.02%	%sector of county sector	0.63%	7.48%	0.23%	22.70%	17.61%			0.00%		0.06%		2.40%
	%sector of municipality	1.22%	0.62%	0.04%	87.32%	10.76%			0.00%		0.04%		100.00%
1451	WAKEFIELD	7,324,700	251,125	36,310	20,921,585	5,324,605	8,598,015	0	0	0	0	0	42,456,340
24.18%	%sector of county sector	12.57%	10.05%	0.73%	17.97%	28.80%	31.40%						3.37%
	%sector of municipality	17.25%	0.59%	0.09%	49.28%	12.54%	20.25%						100.00%
73	WATERBURY	56,588	49,006	210,363	952,015	118,355	0	0	0	0	0	0	1,386,327
1.22%	%sector of county sector	0.10%	1.96%	4.23%	0.82%	0.64%							0.11%
	%sector of municipality	4.06%	3.53%	15.17%	68.67%	8.54%							100.00%
4,450	Total Municipalities	9,452,946	678,472	457,807	79,588,700	12,524,455	8,598,015	0	278,770	90,430	76,180	0	111,745,775
74.17%	%all municip.sect of cnty	16.22%	27.17%	9.20%	68.38%	67.75%	31.40%		0.03%	0.19%	0.38%		8.87%

Sources: 2014 Certificate of Taxes Levied CTL, 2010 US Census; Dec. 2014 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2015

Cnty#	County
26	DIXON